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February 16, 2016

The Honorable Julian Jones
The Baltimore County Council
Old Courthouse – Second Floor
400 Washington Avenue
Towson, Maryland 21204RE: **Application for Planned Unit Development**
Owings Woods LLC
Red Run Reserve – 11331 Red Run Boulevard
Owings Mills, Maryland
Tax Map 0057, Parcel 150, Lot 2
4th Councilmanic District, 4th Election District

Dear Councilman Jones:

In compliance with Section 32-4-242 of the Baltimore County Code (“BCC”), Owings Woods LLC (“Applicant”) submits this application for a General Development Planned Unit Development (“PUD”) for a 46.3± acre property located at 11331 Red Run Blvd in Owings Mills (the “Property”). The Property is zoned predominantly ML-IM (Manufacturing, Light Industrial, Major) with portions of the property being zoned O-3 (Office Park), DR-1 (Density Residential), and RC-5 (Resource Conservation). As described in this Application, Applicant proposes to develop the Property with single-family, detached homes. After reviewing the enclosed information, we hope that you will support the Applicant’s proposal and allow it to proceed through the PUD process.

I. DESCRIPTION OF PUD APPLICANT AND PROPOSAL:

Applicant is an entity controlled by Caves Valley Partners (“CVP”), who are seasoned developers with a proven track of completing quality development projects in Baltimore County, Baltimore City, and beyond. The CVP principals most closely involved with this proposed PUD are Arthur Adler and Steve Sibel who, collectively, have over 30 years of experience in the land development business.

The Property is located on the west side of Red Run Boulevard, midway between Pleasant Hill Road/Dolfield Boulevard and Church Road/Franklin Boulevard. A majority of the Property sits back from Red Run Boulevard, and it fronts Red Run Boulevard in only two areas, one of which is improved with an access road providing a vehicular connection to Red Run Boulevard. The

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site has been cleared and graded, and public water and sewer connections have been installed, but no buildings have been constructed.

The Property is a portion (Lot 2) of an approved 160 acre business park, known as Riparius Center at Owings Mills. The business park was designed around the then yet-to-be-constructed Red Run Boulevard and was expected to attract up to 2.5 million square feet of office space. Construction on lots within the park began in 1997. Interest in the park waned over time, and the prior owners found themselves struggling to attract commercial users to the park. Almost twenty years after ground-breaking, portions of the park are still undeveloped, including this 46.3± acre parcel, which may be less desirable for commercial development due to the lack of visibility from the public road.

Applicant acquired this parcel approximately seven years ago and, despite its best efforts, it, too, has experienced a lack of interest in developing under the existing zoning. Without interest from commercial users, Applicant began exploring other options for the Property, including residential development. Applicant has concluded that the highest and best use for the Property is single-family, detached housing. Although apartment units and townhomes have been constructed within the Red Run Boulevard /Dolfield Boulevard corridors, no new single-family detached homes have been constructed in this area. The proposed PUD, to be known as *Red Run Reserve*, would consist of 86 modestly-sized lots for single-family, detached homes.

If permitted to proceed with the *Red Run Reserve* development, Applicant is committed to providing a well-designed, attractive neighborhood with high-quality architecture and desirable community features, such as outdoor gathering spaces with seating, open space areas for children and pets, and a pedestrian pathway to the adjacent Baltimore County Recreational Greenway Reservation. Future homeowners will have a choice of unit type with different options for square footages, floorplans, and designs. With the modest lot sizes proposed, all units will be one-car garage units.

Red Run Reserve will offer a viable alternative to townhome or apartment living within the Owings Mill Growth Area in close proximity to employment opportunities within the Red Run Employment Corridor. *Red Run Reserve* is within walking distance to a multitude of potential job opportunities and services, and this project will add a missing element to what has become a mixed-use area, helping to support the employment-related uses in the area and reduce vehicle-miles-traveled.

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Applicant values input that it receives from your office, County agencies, and community members. As such, the Applicant is committed to having an open dialogue throughout the process if the PUD proposal is authorized to proceed.

II. REQUIREMENTS FOR PUD APPLICATION:

BCC Section 32-4-242(b) specifically requires an applicant to describe the projected impacts of the PUD on the surrounding area, to define the proposed community benefit, and to demonstrate how the project will meet the compatibility objectives outlined in BCC Section 32-4-402. The following information will address those requirements.

A. PROJECTED IMPACTS OF DEVELOPMENT:

Water/Sewer: The Property is served by public water and sewer. According to the 2015 Basic Services Maps, the site is not within a deficient area or area of special concern for either water or sewer, and these public facilities have sufficient capacity for the proposed residential community. Therefore, the project will not have a negative impact on the County's water and sewer infrastructure.

Transportation/Roads: According to the 2015 Basic Services Maps, the site is not within a deficient area for transportation. The surrounding roads have been designed to accommodate a substantial amount of traffic within the Red Run Employment Corridor, and this project could help to reduce vehicle-miles-traveled by having employees live closer to their jobs. Applicant, therefore, anticipates that the proposed development will not have a negative impact on surrounding roads and transportation infrastructure.

Environmental: The previously recorded Plat SM 76:28 (Second Amended Final Plat - Lot 2 and 2B, Riparius Center at Owings Mills) identified environmental features associated with forest buffer, including wetlands and 100 year floodplain, and Applicant will dedicate the easements and record protective covenants to protect these area in perpetuity.

Schools: Children from the *Red Run Reserve* PUD would attend Cedermere Elementary School, Franklin Middle School, and Owings Mills High School. The project would generate 19 elementary school students, 12 middle school students, and 17 high school students. Based on the information provided on Baltimore County's website as of the filing date of this application, each of these schools has adequate capacity to accommodate the students from this development.

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Police and Fire: The proposed development will not adversely impact the County's ability to provide both police and fire services. Life safety services for the proposed development are provided by Baltimore County Police and Fire Departments. Specifically, the site is served by the Franklin Precinct (606 Nicodemus Road, Reisterstown, MD 21136) for police and the Franklin Fire Station (600 Nicodemus Road, Reisterstown, MD 21136) for fire. The police and fire station are both located approximately 1.7 miles from the Property.

B. DEVELOPMENT PROPOSAL

Proposed PUD Site Acreage:	46.34± Acres (Net)
Existing Zoning:	ML-IM, O-3, DR-1, RC-5
Existing Use:	Vacant (Approved as Office Condominium)
Proposed Use:	Residential
Allowed Floor Area Ratio:	ML-IM: 2.0 O-3: 0.5 DR 1/RC 5: Not Applicable
Proposed Floor Area Ratio:	Not Applicable for Residential Use
Required Number of Parking Spaces:	172
Proposed Number of Parking Spaces:	172

C. COMMUNITY BENEFIT

BCC Section 32-4-242(b)(6) requires that an applicant state how the PUD will provide a community benefit. After meetings with your office and members of the community, Applicants have agreed pay \$86,000 (\$1,000 per residential unit), pursuant to BCC Section 32-4-242(b)(6)(iii), towards capital improvements to a nearby county-owned or state-owned facility, property owned by NeighborSpace of Baltimore County, Inc. for use by community residents, or to a volunteer fire company that serves the PUD.

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III. COMPATIBILITY

Pursuant to BCC Section 32-4-242(b)(5), an application for a PUD must include a statement of how the development will comply with the compatibility objectives of BCC Section 32-4-402. In addressing the compatibility objectives, the development must be judged in relation to the “neighborhood.” Section 32-4-402(a) defines “neighborhood” to include existing buildings adjacent to and extending from the proposed development to a definable boundary, such as a primary collector or arterial street, an area with a significant change in character or land use, or a major natural feature.

Applying this definition, the relevant neighborhood is defined by Franklin Boulevard to the north; the Urban-Rural-Demarcation line (“URDL”)/Dolfield Road to the west; Lakeside Boulevard/ Owings Mills Boulevard to the south; and I-795 to the east. The Property is located on the northern end of the defined neighborhood and is bounded by I-795; Dolfield Office Park; the Sunnybrook Farms residential community; and O3 zoned land, which appears to be undeveloped with the exception of existing residential buildings.

This defined neighborhood is very eclectic and contains wide range of uses and architectural styles. Several business parks and office buildings in the area are home to many professional and medical offices. The headquarters for Centric Business System and MHW Group, LLC and the regional headquarters for Automatic Data Processing (ADP) are located along Red Run Boulevard. Other businesses located within the area include Regional Acceptance Corp., Ward Boland Associates, Wells Fargo Dealer Services, Legg Mason Technology Services, and the regional office of CareFirst Blue Cross/Blue Shield. The area has also attracted several for-profit colleges and technical schools, such as Strayer University, Soujourner Douglas College, and ITT Technical Institute. Auxiliary commercial uses, such as hotels, banks, retail and restaurant uses, have also been drawn to the area. Residential units, ranging from single family detached, duplex, townhomes, apartments and condominiums, form another component of the neighborhood.

Compatibility Objectives:

- 1. The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.**

Although the Sunnybrook Farms homes are not technically in the defined neighborhood, the proposed *Red Run Reserve* project will provide an appropriate buffer and transition between

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these large lot single-family homes located to the west of the site and the more industrial/office uses along the Red Run and Dolfield Boulevard Corridors. The layout of the proposed residential closely resembles that of townhomes developments in neighborhood. The design consists of a clustered arrangement of residences fronting tree-lined roadways and green spaces with an interconnected road pattern featuring a landscaped roundabout and cul-de-sacs. The proposed development will utilize existing forest, open spaces, and landscaping to delineate the site's boundaries from neighboring developments.

2. The building and parking lot layouts reinforce existing building and streetscape patterns assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

Due to environmental constraints, including a stream system with associated flood plain and wetlands, and existing development, Applicant proposes no vehicular connection to neighboring properties. As a result, the residential community is somewhat isolated. The proposed development is arranged with houses fronting onto tree-lined neighborhood streets, and the pattern of street trees is continued to Red Run Boulevard. The open space area is centrally located at the entrance to the community. Sidewalks will be provided and will continue the tree-lined motif throughout the neighborhood.

3. The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

As a result of the unique configuration of the Property, only one access point is provided onto Red Run Boulevard. A vehicular connection to adjoining properties is not proposed due to environmental restrictions; however a pedestrian pathway system has been created, providing access to and tying into the Baltimore County Greenway. Sidewalks will line the proposed roads and connect to the existing sidewalk systems serving the community leading to potential employment, restaurants and shopping.

4. The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

The existing neighborhood open space pattern consists primarily of Greenway (undeveloped stream areas) and community-oriented green areas (picnic areas, landscaped features, etc.). Perimeters will have landscaped screening, and the interior sidewalks and streets will be lined

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with trees. The existing forested areas will be retained to the extent possible. The connection to the Greenway reinforces the cohesiveness of the neighborhood.

5. Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

The most significant feature on the site is the connection to the existing stream and its ultimate connection to Soldiers Delight via the Greenway. The stream is protected by environmental easements and provides an opportunity for the residents to explore and appreciate nature, in the midst of an otherwise developed area.

6. The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

The community's landscape design features a landscaped perimeter and interior treatments with connection to the larger neighborhood through the use of tree-lined streets and interconnected sidewalks. This pattern is continued internally with street trees and sidewalks. Plantings will also be used to accentuate open spaces and common areas. Generous plantings and/or fencing will provide buffering from the adjacent properties, direct views, and define spaces.

7. The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

Community signage along Red Run Boulevard will be ground-mounted and externally lighted. Street lighting will be of scale and size appropriate the residential community. Any accessory structures will be confined to the rear yards of the individual homes.

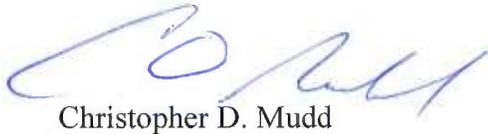
8. The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The proposed dwellings are clustered on short blocks with landscaped, open spaces to add visual appeal. Architectural façade treatments will be used to add variety and interest. The scale and proportions of the proposed residential community is modest and is reminiscent townhome developments in neighborhood.

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Once you have had an opportunity to review the application and conceptual site plan, we hope that you will support Applicants' request for a General Development PUD for Red Run Reserve.

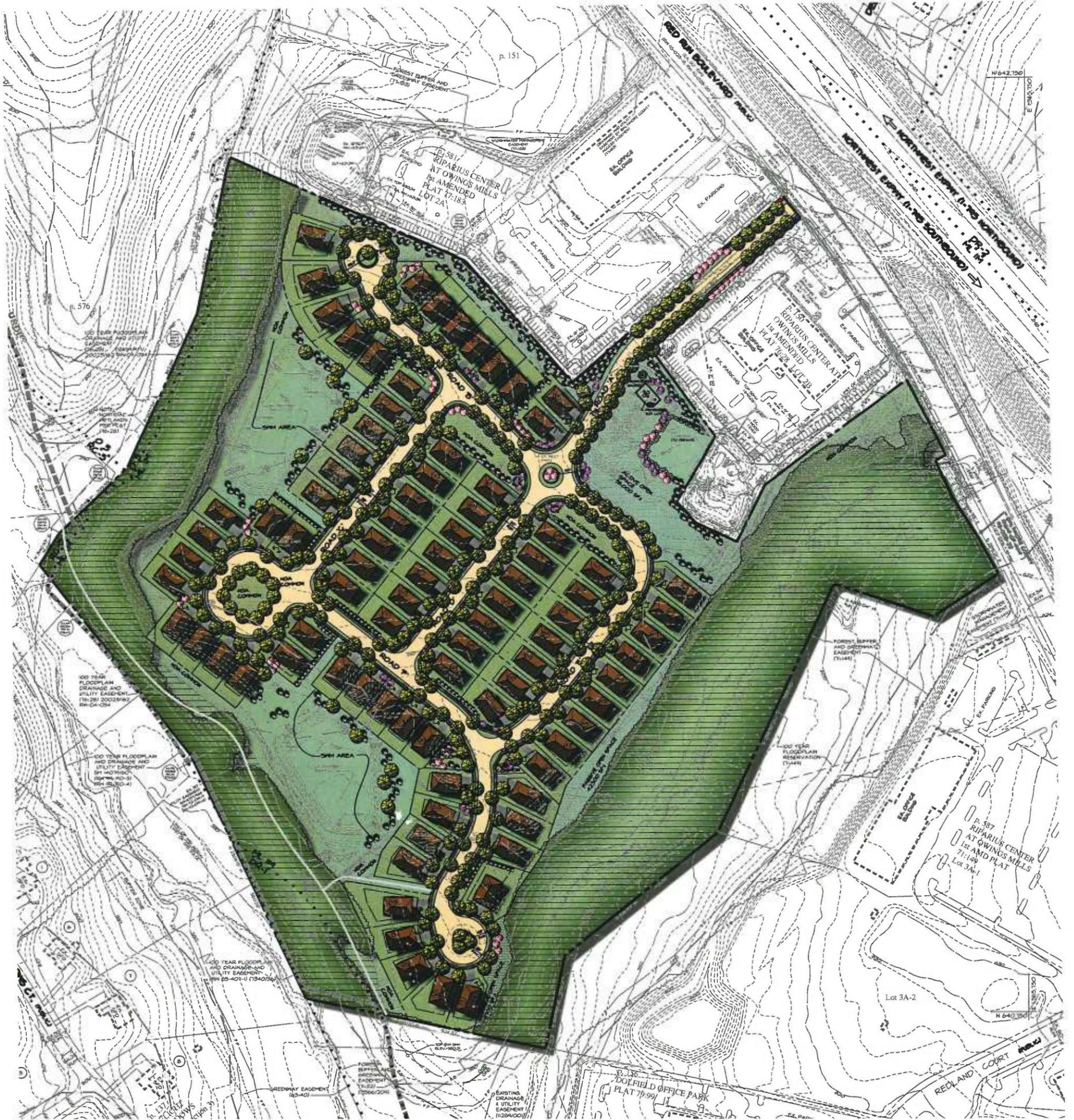
Very truly yours,

A handwritten signature in blue ink, appearing to read "C. Mudd", is written over the typed name.

Christopher D. Mudd

Enclosures

cc: Mr. Arthur Adler



NORTH MCS

PREPARER OF PLAN:

D. S. THALER & ASSOC., INC.
 7115 AMBASSADOR ROAD
 P.O. BOX 47428
 BALTIMORE, MARYLAND 21244-7428
 410-944-3647
 ATTN: STACEY MCARTHUR

APPLICANT/ DEVELOPER:

OWINGS WOODS LLC
 C/O CAVES VALLEY PARTNERS
 1 OLYMPIC PLACE, SUITE 1210
 TOWSON, MD, 21204
 ATTN: BRANDON FREEL
 410.421.6126

OWNER:

OWINGS WOODS LLC
 4150 OWINGS MILLS BLVD.
 OWINGS MILLS, MD 21117-4904

PARCEL	TAX ACCOUNT #	TAX MAP GRID	DEED	PLAT	HELD SINCE	ADC MAP
150	2147483647	57 / 18	27468/548	76.28 LOT 2	2003	24C1

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Ac± (net)	Ac± (gross)	Units Proposed
ML-1M	45.14	45.44 (32066 ± x 30 = 0.3 AC±)	86 UNITS
O-3	0.3	0.3	
DR-1	0.8	0.8	
RC-5	0.1	0.1	
TOTAL	46.34	46.64	

SITE DEVELOPMENT PROPOSAL

Type	Proposed	Parking Required	Parking Provided	OPEN SPACE				Average Daily Trips	Phase
				Required		Proposed			
				ACTIVE	PASSIVE	ACTIVE	PASSIVE		
SINGLE FAMILY	86 UNITS	2 SPACES/UNIT = 172 sp	172 sp	650 SF/UNIT or 55,900 SF	350 SF/UNIT or 30,100 SF	56,000 SF±	56,200 SF±	10 ADT/UNIT or 860 ADT	NA
				TOTAL 86,000 SF					

SCHEMATIC PLAN
RED RUN RESERVE

NTS

FEBRUARY, 2016

DSThaler
 & ASSOCIATES, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS

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NEIGHBORHOOD MAP
RED RUN RESERVE

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